



ROLE OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN THE ZONING APPLICATION PROCESS

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City of San Leandro Planning Commission

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ZONING APPLICATIONS

- Two broad categories of applications
 - Planning applications request land use changes
 - Development applications propose actual development

ZONING APPLICATIONS - PLANNING

- Planning applications propose changes to land use policy and the Zoning Code
- Planning application types include:
 - General plan amendments
 - Specific plans
 - Zoning amendments

ZONING APPLICATIONS – DEVELOPMENT

- Development applications propose actual development
- Development applications types include:
 - CUP, variance
 - Site plan review, PD development plans
 - Tentative maps
 - Subdivision ordinance application
 - Frequently accompanies zoning applications

ZONING APPLICATION PROCESS

- Staff determines if application is “complete” for processing.
- Staff determines if application is subject to environmental review under CEQA

PURPOSE OF CEQA

- Ensure that decision makers consider the environmental effects of a proposed project before approving the project
- Disclosure statute
- CEQA review is one part of the zoning process
- CEQA review is not a zoning application
- CEQA review is not a project approval, not a project denial

CEQA PROCESS

- “Project” = activity proposed + applications
- Preliminary review of project by staff
 - Exempt from CEQA?
 - Initial study
- Prepare CEQA document
 - Negative Declaration
 - Environmental Impact Report

CEQA GUIDING PRINCIPLES

- Whole of the project
- Consider environmental consequences before approving a project
- Identify feasible ways to avoid or reduce significant environmental consequences
- Public participation

RELATION BETWEEN CEQA AND ZONING APPLICATIONS

- Zoning process reviews application on the merits: Consistent with GP? Zoning? Development standards? Findings?
- CEQA process reviews project for environmental consequences
- CEQA is one part of the broader zoning application and review process

FINAL STEPS FOR CEQA, ZONING

- Final step for CEQA process is considering ND or certifying EIR before an application approval
- Final step for zoning application process is approval, conditional approval, denial
 - Considers CEQA
 - Makes CEQA findings on impacts
 - Considers merits

QUESTIONS?